
Draft

**Archaeological Inventory Survey Report for the
City Center (Section 4) of the
Honolulu High-Capacity Transit Corridor Project,
Kalihi, Kapālama, Honolulu, and Waikīkī Ahupua‘a,
Honolulu District, Island of O‘ahu
TMK: [1] 1-2, 1-5, 1-7, 2-1, 2-3 (Various Plats and Parcels)**

Volume III: Appendices A-F, Land Documents

Prepared for
The City and County of Honolulu
and
The Federal Transit Administration

On Behalf of
PB Americas, Inc

Prepared by
Hallett H. Hammatt, Ph.D.,

Cultural Surveys Hawai‘i, Inc.
Kailua, Hawai‘i
(Job Code: KALIHI 23)

April 2013

O‘ahu Office
P.O. Box 1114
Kailua, Hawai‘i 96734
Ph.: (808) 262-9972
Fax: (808) 262-4950

www.culturalsurveys.com

Maui Office
1860 Main St.
Wailuku, Hawai‘i 96793
Ph: (808) 242-9882
Fax: (808) 244-1994

Table of Contents

Appendix A Introduction to Land Documents.....	A-1
1.1 Legal Land Terms Found in Hawaiian Land Documents and Maps	A-2
1.2 The Māhele, Land Commission Awards (LCA) and Royal Patents (R. P.)	A-2
1.3 Government Land Sales.....	A-4
1.4 Sources for Determining the Location of Land Commission Awards.....	A-5
1.5 Introduction to Appendices B to F: Land Commission Awards in the Vicinity of City Center Section 4 Project Area.....	A-7
1.6 References Cited	A-8
Appendix B Land Commission Awards and Royal/Land Patents—Kalihi	B-1
M. A. No. 50 to Laumaka	B-2
M. A. No. 50 to Laumaka, Transcription.....	B-2
M. A. No. 50 to Laumaka, Award	B-3
L. P. No. 8291, M. A. 50, ‘Āpana 1 to Laumaka	B-4
L. P. No. 8299, M. A. 50, ‘Āpana 2 (portion) to Laumaka.....	B-7
L. P. No. 8303, M. A. 50, ‘Āpana 2 (portion) to Laumaka.....	B-10
LCA No. 85 F.L. to Uweloa	B-13
LCA No. 803 to Alexander Adams.....	B-15
LCA No. 803 to Alexander Adams, Transcription	B-15
LCA No. 803 to Alexander Adams, Award.....	B-16
R. P. No. 604, LCA No. 803, ‘Apāna 1-8 to Alexander Adams	B-24
LCA No. 818 to G. Beckley.....	B-26
LCA No. 817 to 821 to G. Beckley, Transcription	B-26
LCA No. 818, Parts 1-7, 819, 820 to G. Beckley, Award	B-29
R. P. No. 4544, LCA No. 818, Parts 5 & 6 to Heirs of George Beckley	B-43
LCA No. 1049 to Keawepoepoe.....	B-45
LCA No. 1202 to Manini	B-47
LCA No. 1255 to Waialua	B-50
LCA No. 1397 to Kawaha	B-53
LCA No. 2710 to Haupu	B-56
LCA No. 3237 to Hewahewa.....	B-59

LCA No. 3237 to Hewahewa, Transcription	B-59
LCA No. 3237 to H. Hewaheha, Award	B-61
R. P. No. 6888, LCA No. 3237, ‘Āpana 1-6 to Hewahewa	B-62
LCA No. 5011 to Kahaha	B-64
LCA No. 6450 to Kaunohua	B-67
LCA No. 6450 to Kaunohua, Transcription.....	B-67
LCA No. 6450 to Kaunohua, Award	B-69
L. P. No. 8194, LCA No. 6450, ‘Āpana 1 to Kaunohua.....	B-78
L. P. No. 8298, LCA No. 6450, ‘Āpana 1 (portion) to Kaunohua.....	B-82
L. P. No. 8327, LCA No. 6450, ‘Āpana 1 (portion) to Kaunohua.....	B-85
LCA No. 7175 to Kapule	B-89
LCA No. 7234 to Leonui	B-91
LCA No. 10498 to Nahinu.....	B-93
LCA No. 10498 to Nahinu, Transcription	B-93
LCA No. 10498 to Nahinu, Award	B-94
R. P. No. 3546, LCA No. 10498 to Nahinu	B-96
Appendix C Land Commission Awards and Royal/Land Patents—Kapālama and Iwilei....	C-1
LCA No. 9 F. L. to Kewa.....	C-2
LCA No. 9 F. L. to Kewa, Transcription	C-2
LCA No. 9 F. L. to Kewa, Award	C-3
R. P. No. 2680, LCA No. 9 F. L. to Kewa	C-4
LCA No. 23 F.L. to Moeino	C-6
LCA No. 23 F.L. to Moeino, Transcription	C-6
LCA No. 23 F.L. to Moeino, Award.....	C-8
R. P. No. 2764, LCA No. 23 F. L. to Moeino	C-9
LCA No. 61 F. L. to Aholo	C-11
LCA No. 61 F. L. to Aholo, Transcription.....	C-11
LCA No. 61 F.L. to Aholo, Award	C-12
R. P. No. 1796, LCA No. 61 F. L. to Aholo	C-13
LCA No. 64 F. L. to Kapulani	C-15
LCA No. 64 F. L. to Kapulani, Transcription.....	C-15

LCA No. 64 F. L. to Kapulani, Award.....	C-16
R. P. No. 1801, LCA No. 64 F. L. to Kapulani.....	C-17
LCA No. 275 (Honolulu) and 275-B (Kapalama)to Henrij Zupplein	C-19
LCA No. 275 to Henrij [Henry] Zupplein, Transcription.....	C-19
LCA No. 275-B (Kapalama) to Henry Zupplien, Award.....	C-23
R. P. No. 105, LCA 275-B, ‘Āpana 2 to Harry Zupplien	C-26
LCA No. 591 to John Meek.....	C-32
LCA No. 591 to John Meek, Transcription.....	C-32
LCA No. 591, ‘Āpana 4 to John Meek, Award	C-37
R. P. No. 2386, LCA No. 591, ‘Āpana 4 (portion) to Captain John Meek.....	C-42
LCA No. 655 to John Kahaleahu	C-44
LCA No. 655 to John Kahaleahu, Transcription.....	C-44
LCA 655 to John Kahaleahu, Award	C-46
R. P. No. 3590, LCA No. 655 to Kahaleahu	C-48
LCA No. 826 to Keakahiwa.....	C-50
LCA No. 826 to Keakahiwa, Transcription	C-50
LCA No. 826 to Keakahiwa, Award	C-53
R. P. No. 2100, LCA No. 826, ‘Āpana 1-2 to Keahahiwa	C-54
L. P. No. 8201, LCA No. 826, ‘Āpana 3 to Keahahiwa	C-56
LCA No. 1034 / 8400 to Kapauhi.....	C-58
LCA No. 1034 / 8400 to Kapauhi, Transcription.....	C-58
LCA No. 1034 / 8400 to Kapauhi, Award	C-60
R.P. No. 2850, LCA No. 1034 / 8400, ‘Āpana 1-4 to Kapauhi	C-62
LCA No. 1053 to Kanahenawai.....	C-64
LCA No. 1053 to Kanahenawai, Transcription	C-64
LCA No. 1053 to Kahinawai, Award.....	C-66
R. P. No. 7795, LCA No. 1053 to Kahlenawai	C-67
LCA No. 1089 to Kapehe	C-69
LCA No. 1089 to Kapehe, Transcription.....	C-69
LCA No. 1089 to Kapehe, Award.....	C-71
R. P. No. 2252, LCA No. 1089 to Kapehe.....	C-72

LCA No. 1222 to Alua.....	C-74
LCA No. 1222 to Alua, Transcription	C-74
LCA No. 1222 to Alua, Award	C-76
R. P. No. 2224, LCA No. 1222, ‘Āpana 1-3 to Alua	C-77
LCA No. 1398 to Mumuku.....	C-79
LCA No. 1398 to Mumuku, Transcription.....	C-79
LCA No. 1398 to Mumuku (Kapālama), Award	C-82
R. P. No. 3963, LCA No. 1398 (Kapālama) to Mumuku	C-84
LCA No. 1723-B to John Neddles.....	C-86
LCA No. 1723-B to John Neddles, Transcription.....	C-86
LCA No. 1723-B to John Neddles, Award	C-88
R. P. No. 80, LCA No. 1723-B to John Neddles	C-91
LCA No. 2073 to Kauhiwa	C-95
LCA No. 2073 to Kauhiwa, Transcription.....	C-95
LCA No. 2073 to Kauhiwa, Award	C-96
R. P. No. 693, LCA No. 2073, ‘Āpana 1-2 to Kauhiwa	C-97
LCA No. 2107 to Kahina	C-99
LCA No. 2107 to Kahina, Transcription.....	C-99
LCA No. 2107 to Kahina, Award	C-101
R. P. No. 4528, LCA No. 2107 to Kahina	C-103
R. P. No. 7254, LCA No. 2107 to Kahina	C-105
LCA No. 2440-B to Kauaua, wahine.....	C-107
LCA No. 2440-B to Kauaua, wahine, Transcription	C-107
LCA No. 2440-B to Kauaua, Award.....	C-109
R. P. 2256, LCA No. 2440-B to Kauaua, Award.....	C-112
LCA No. 2937 (O‘ahu) to William Harbottle.....	C-114
LCA No. 2937 (O‘ahu) to William Harbottle, Transcription	C-114
LCA No. 2937 to William Harbottle2, Award.....	C-119
R. P. No. 3588, LCA No. 2937, ‘Āpana 2 to William Harbottle	C-129
LCA No. 3142 to Hooliku	C-131
LCA No. 3142 to Hooliku, Transcription	C-131

LCA No. 3142 to Hooliku, Award.....	C-133
R. P. No. 1511, LCA No. 3142 to M. Hoaliku.....	C-135
LCA No. 3144 to Oku.....	C-137
LCA No. 3144 to Oku, Transcription	C-137
LCA No. 3144 to Ku [Oku], Award	C-138
R. P. No. 2316, LCA No. 3144, ‘Āpana 1 & 2 to Oku	C-139
LCA No. 3153 to Nakoa	C-141
LCA No. 3153 to Nakoa, Transcription.....	C-141
LCA No. 3153 to Nakoa, Award	C-142
R. P. No. 2321, LCA No. 3153 to Nakoa	C-143
LCA No. 4034 to Robert G. Davis	C-145
LCA No. 4034 to Robert G. Davis, Transcription	C-145
LCA No. 4034 to Robert G. Davis, Award.....	C-147
R.P. No. 6967, LCA No. 4034 to Robert Davis.....	C-151
LCA No. 4747 to Kama	C-153
LCA No. 4747 to Kama, Transcription.....	C-153
LCA No. 4747 to Kama, Award	C-155
R. P. No. 6139, LCA No. 4747 to Kama	C-156
LCA No. 4889 to Kalamaiki	C-159
LCA No. 4889 to Kalamaiki, Transcription	C-159
LCA No. 4889 to Kalamaiki, Award	C-160
R. P. No. 2147, LCA No. 4889 to Kalamaiki	C-161
LCA No. 6236 (O‘ahu) to Kaaiawaawa	C-163
LCA No. 6236 (O‘ahu) to Kaaiawaawa, Transcription	C-163
LCA No. 6236 (O‘ahu) to Kaaiawaawa, Award	C-164
L. P. 8339, No. 6236 (O‘ahu) to Kaaiawaawa	C-166
LCA No. 7681 to Kekai	C-170
LCA No. 7681 to Kekai, Transcription.....	C-170
LCA No. 7681 to Keka, Award	C-171
R. P. No. 3461, LCA 7681 to Kekai	C-174
LCA No. 8504 to George Holmes	C-176

LCA No. 8504 to George Holmes, Transcription	C-176
LCA No. 8504 to George Holmes, Award.....	C-178
R. P. No. 684, LCA No. 8504, ‘Āpana 1-2, to George Holmes.....	C-180
R. P. No. 683, LCA No. 8504, ‘Āpana 3 to George Holmes	C-182
LCA No. 8856 to Kalanui.....	C-184
LCA No. 8856 to Kalanui, Transcription.....	C-184
LCA No. 8856 to Kalanui, Award	C-185
R. P. No. 2429, LCA No. 8856 to Kalanui	C-186
LCA No. 11056 to Mauli	C-188
LCA No. 11056 to Mauli, Transcription.....	C-188
LCA No. 11056 to Mauli, Award	C-189
R. P. No. 2513, LCA No. 11056 to Mauli	C-190
R. P. No. 2846, LCA No. 11056 to Mauli	C-192
Appendix D Land Commission Awards and Royal/Land Patents—Downtown Honolulu ...	D-1
LCA No. 19 to Naahu	D-2
LCA No. 19 to Naahu, Transcription.....	D-2
LCA No. 19 to Naahu, Award	D-5
R. P. No. 4450, LCA No. 19 to Naahu	D-7
LCA No. 22 to G. Kauwaina	D-9
LCA No. 22 to G. Kauwaina, Transcription	D-9
R. P. No. 5654 (Cancelled), LCA No. 22 to Weloula for heirs	D-14
R. P. No. 7498, LCA No. 22 to Weloula for heirs	D-16
LCA No. 23 to Oliver Smith.....	D-18
LCA No. 23 to Oliver Smith, Transcription	D-18
LCA No. 23 to Oliver Smith, Award	D-20
R.P. No. 5652 (Cancelled), LCA 23 to Oliver Smith;	D-22
LCA No. 30 to Kahoowaha	D-24
LCA No. 30 to Kahoowaha, Transcription	D-24
LCA No. 30 to Kahoowaha, Award.....	D-29
R. P. No. 1809, LCA No. 30 to Kahoowaha	D-31
LCA No. 38 to E. & H. Grimes	D-34

LCA No. 38 to E. & H. Grimes, Transcription.....	D-34
LCA No. 38 to E. Grimes and Josiah Thompson.....	D-38
R. P. No. 5725, LCA No. 38, to E. Grimes and Josiah Thompson.....	D-43
R. P. No. 5726, LCA No. 38, to E. Grimes and Josiah Thompson.....	D-45
R. P. No. 5727, LCA No. 38, to E. Grimes and Joiah Thompson	D-47
LCA No. 46 to Joseph Maughan.....	D-49
LCA No. 46 to Joseph Maughan, Transcription	D-49
LCA No. 46 to Joseph Maughan, Award.....	D-50
R. P. No. 2096, LCA No. 46 to Joseph Maughan	D-53
LCA No. 57 to Simeona Kou.....	D-55
LCA No. 57 to Simeona Kou, Transcription	D-55
LCA No. 57 to S. Kou, Award.....	D-57
R. P. No. 5704, LCA No. 57 to S. Kou.....	D-58
LCA No. 63 to Namauu	D-60
LCA No. 63 to Namauu, Transcription.....	D-60
LCA No. 63 to Namauu, Award	D-65
R. P. 4490, LCA No. 63 to Namauu	D-66
LCA No. 66 to Napahi	D-68
LCA No. 66 to Napahi, Transcription.....	D-68
LCA No. 66 to Napahi, Award	D-70
R. P. No. 7332, LCA No. 66 to Napahi	D-73
LCA No. 66 F.L. to Kamaala.....	D-75
LCA No. 83 F.L. to Kahahawai	D-77
LCA No. 100 F. L. to Kekaula.....	D-79
LCA No. 100 F. L. to Kekaula, Transcription	D-79
LCA No. 100 F.L. to Kekaula, Award.....	D-80
R.P. No. 7553, LCA No. 100 F.L. to Kekaula	D-82
LCA No. 101 F.L. to Kaluaoku	D-84
LCA No. 101 F.L. to Kaluaoku, Transcription.....	D-84
LCA No. 101 F.L. to Kaluaoku [No Award]	D-85
R. P. No. 3781, LCA 101 F.L. to Kaluaoku.....	D-86

LCA No. 129 to Kinimaka.....	D-88
LCA No. 129 to Kinimaka, Transcription	D-88
LCA No. 129 to Kinimaka, Award	D-89
R. P. No. 1602, LCA No. 129, ‘Āpana 1, 2 & 3 to Kinimaka	D-92
LCA No. 164 to K. Kekuanaoa.....	D-94
LCA No. 164 to K. Kekuanaoa, Transcription	D-94
LCA No. 160-165, 175, 177, and 182 to Kekuanaoa for V. Kamamalu, Award.....	D-95
R. P. 694, LCA No. 164 to Kekuanaoa for V. Kamamalu.....	D-98
LCA No. 170 to M. Kekuanaoa.....	D-100
LCA No. 170 to M. Kekuanaoa, Transcription.....	D-100
LCA No. 170 to M. Kekuanaoa, Award	D-101
R. P. No. 1088, LCA No. 170 to Mataio Kekuanaoa.....	D-103
LCA No. 180 to M. Kekuanaoa.....	D-105
LCA No. 180 to M. Kekuanaoa, Transcription.....	D-105
LCA No. 180 to M. Kekuanaoa, Award	D-106
R. P. No. 2000, LCA No. 180 to Matieo Kekuanaoa [for] Lota Kamehameha	D-107
LCA No. 186-B to M. Kekuanaoa	D-109
LCA No. 186-B to M. Kekuanaoa, Transcription.....	D-109
LCA No. 186-B to M. Kekuanaoa - V. Kamamalu, Award.....	D-110
R. P. No. 4872, LCA No. 186-B to M. Kekuanaoa for V. Kamamalu	D-111
LCA No. 191 to M. Kekauonohi	D-114
LCA No. 191 to M. Kekauonohi, Transcription	D-114
LCA No. 191 to M. Kekauonohi, Award	D-135
L. P. No. 8171, LCA No. 191, ‘Āpana 3 to M. Kekauonohi	D-137
L. P. No. 8297, LCA 191, ‘Āpana 3 (portion) to M. Kekauonohi	D-140
L. P. No. 8317, LCA 191, ‘Āpana 3 (portion) to M. Kekauonohi	D-143
LCA No. 247 to W. C. Lunalilo – C. Kanaina.....	D-145
LCA No. 247 to W. C. Lunalilo – C. Kanaina, Transcription	D-145
LCA No. 247, ‘Āpana 1-6 to C. Kanaiana for W. C. Lunalilo, Award	D-155
LCA No. 247, ‘Āpana 9 to C. Kanaiana for W. C. Lunalilo, Award	D-159
R. P. No. 5695, LCA No. 247, ‘Āpana 2, 4, & 6 to C. Kanaina for W. C. Lunalilo .	D-160

R. P. No. 5635, LCA 247, ‘Āpana 9 to Wm. Lunalilo.....	D-162
LCA No. 256 to Kalukini.....	D-164
LCA No. 256 to Kalukini, Transcription	D-164
LCA No. 256 to Kalukini, Award	D-166
R. P. No. 2657, LCA No. 256 to Kalukini	D-168
LCA No. 298 to B. Namakeha.....	D-170
LCA No. 298 to B. Namakeha, Transcription	D-170
LCA No. 298 to B. Namakeha, Award	D-171
R. P. 4381, LCA No. 298, ‘Āpana 1-2 to B. Namakeha, Award	D-174
LCA No. 626 to Stephen Reynolds.....	D-176
LCA No. 626 to Stephen Reynolds, Transcription	D-176
LCA No. 626 to Stephen Reynolds, Award	D-187
R. P. No. 1769, LCA No. 626 to Stephen Reynolds	D-188
LCA No. 738 to Kaumohuae	D-190
LCA No. 738 to Kaumohua, wahine, Transcription	D-190
LCA No. 738 to Kaumohua, Award	D-193
R. P. No. 5729, LCA No. 738 to Kaumohua	D-195
LCA No. 773 to Kealoha	D-197
LCA No. 773 to Kealoha, Trasncription	D-197
LCA No. 773 to Kealoha, Award	D-200
R. P. 312, LCA No. 773 to Kealoha	D-201
LCA No. 784 to James Robinson & Co.....	D-203
LCA No. 784 to 790 inclusive to James Robinson & Co., Transcription.....	D-203
LCA 9971 to Wm. P. Leleiohoku	D-211
LCA No. 784, ‘Āpana 1-2 to James Robinson & Co., Award	D-217
R. P. No. 4532, LCA 9971 (LCA No. 784, ‘Āpana 1-2) to W. P. Leleiohoku	D-220
LCA No. 810 to Francis C. Jones et al.	D-222
LCA No. 810 to Francis C. Jones et al., Transcription	D-222
LCA No. 810 to F. R. & J. Jones, Award	D-225
R. P. No. 1080, LCA No. 810 to Francis, Rosalie, [and with] John Jones	D-227
LCA No. 1053 to Kanahenawai.....	D-231

LCA No. 1053 to Kanahenawai, Transcription	D-231
LCA No. 1053 to Kahinawai, Award.....	D-233
R. P. No. 7795, LCA No. 1053 to Kahenawai.....	D-234
LCA No. 1314 to Puahiki	D-236
LCA No. 2065 to Keo Polapola.....	D-239
LCA No. 2065 to Keo Polapola, Transcription.....	D-239
LCA No. 2065 to Keo Bolabola [Polapola], Award	D-241
R. P. No. 3592, LCA No. 2065 to Keo Bolabola [Polapola]	D-242
LCA No. 2938 to Huanu.....	D-244
LCA No. 2938 to Huanu, Transcription.....	D-244
LCA No. 2938 to Huanu, Award	D-248
R. P. No. 1081, LCA No. 2938, ‘Āpana 1-4 to [Huanu] the heirs of Lahilahi	D-252
LCA No. 10806 (O‘ahu) to Kamehameha III.....	D-254
LCA No. 10806 (O‘ahu) to Kamehameha III, Trasncription.....	D-254
LCA No. 10806 Part 2 to Kamehameha III, Award	D-277
R. P. No. 6708, LCA No. 10806, Part 2 to Kamehameha III.....	D-278
Appendix E Land Commission Awards and Royal/Land Patents—Kaka‘ako Area	E-1
LCA No. 129 to Kinimaka, ‘Āpana 3 – see Appendix D	E-2
LCA No. 129 to Kinimaka, Transcripton.....	E-2
LCA No. 129 to Kinimaka, Award	E-2
R. P. No. 1602, LCA No. ‘Āpana 1, 2, & 3 to Kinimaka	E-3
LCA No. 180 to M. Kekuanaoa	E-5
LCA No. 180 to M. Kekuanaoa, Transcription.....	E-5
LCA No. 180 to M. Kekuanaoa, Award	E-6
R. P. No. 2000, LCA No. 180 to Matieo Kekuanaoa [for] Lota Kamehameha	E-7
LCA No. 247 to W. C. Lunalilo.....	E-9
LCA No. 247 to W. C. Lunalilo, Transcription – see Appendix D	E-9
LCA No. 247 to W. C. Lunalilo, Part 12 – Original	E-10
R. P. 7521, LCA No. 247, Part 12 to W. C. Lunalilo	E-12
LCA No. 387 to A.B.C.F.M.....	E-14
American Board of Commissioners for Foreign Missions	E-14

LCA No. 387 to A.B.C.F.M., Transcription	E-14
LCA No. 387 to A. B. C. F. M, Award.....	E-24
R. P. No. 1944, LCA No. 387, (Kawaiahā‘o and Kukuluae‘o) to A.B.C.F.M	E-29
R. P. No. 1945, LCA No. 387, (Kawaiahā‘o and Kukuluae‘o) to A.B.C.F.M	E-31
LCA No. 677 to Kekuanaoa.....	E-33
LCA No. 677-683 to Kekuanaoa, Transcription.....	E-33
LCA No. 677-683 to Kekuanaoa, Award.....	E-37
R. P. No. 1245, LCA No. 677 to M. Kekuanaoa	E-39
LCA No. 704 to Honaunau	E-41
LCA No. 704 to Honaunau, Transcription.....	E-41
LCA No. 704 to Honaunau, Award	E-43
R. P. No. 5731, LCA No. 704 to Honaunau	E-44
LCA No. 729 to Kekuhaupio	E-46
LCA No. 729 to Kekuhaupio, Transcription.....	E-46
LCA No. 729 to Kekuhaupio, Award	E-49
R. P. No. 1730, No. LCA 729 to Kekuhaupio	E-51
LCA No. 735 (O‘ahu) to Kaahumanu.....	E-53
LCA No. 735 (O‘ahu) to Kaahumanu, Transcription	E-53
LCA No. 735 (O‘ahu) to Kaahumanu, Award	E-55
R. P. No. 5722, LCA No. 735 to Kaahumanu.....	E-56
LCA No. 982 to Kukao.....	E-58
LCA No. 982 to Kukao, Transcription.....	E-58
LCA No. 982 to Kukao, Award	E-59
R. P. No. 1632, LCA No. 982 to Kukao	E-60
LCA No. 1503 to Puaa.....	E-62
LCA No. 1503 to Puaa, Transcription	E-62
LCA No. 1503 to Puaa, Award	E-64
R. P. No. 5591, LCA No. 1503 to Puaa	E-66
LCA No. 1504 to Pahiha.....	E-68
LCA No. 1504 to Pahiha, Transcription	E-68
LCA No. 1504 to Pahiha, Award	E-70

R. P. No. 5589, LCA 1504 to Pahiha.....	E-71
LCA No. 2405 to Kala.....	E-73
LCA No. 2405 to Kala, Transcription.....	E-73
LCA No. 2405 to Kala, Award	E-75
R. P. No. 6408, LCA No. 2405 to Kala	E-76
LCA No. 3455 to Kaule for Liliha.....	E-78
LCA No. 3455 to Kaule for Liliha, Transcription	E-78
LCA No. 3455 to Kaule for Liliha, Award	E-80
R. P. No. 2679, LCA No. 3455 to Kaule for Liliha	E-81
LCA No. 4457 to Ana Kaloa	E-83
LCA No. 4457 to Ana Kaloa, Transcription	E-83
LCA No. 4457 to Ana Kaloa, Award.....	E-84
R. P. 3467, LCA No. 4457 to Ana Kaloa.....	E-85
LCA No. 7712-B (O‘ahu) to V. Kamamalu / M. Kekuanaaoa.....	E-87
LCA No. 7712-B (O‘ahu) to V. Kamamalu / M. Kekuanaaoa, Transcription	E-87
LCA No. 7712, ‘Āpana 6 (Ka‘akaukui) to M. Kekuanaaoa (for V. Kamamalu), Award.....	E-90
R. P. No. 4483, LCA No. 7712 to Victoria Kamamalu / M. Kekuanaaoa.....	E-92
R. P. No. 4484, LCA No. 7712 to Victoria Kamamalu / M. Kekuanaaoa.....	E-94
LCA No. 10463 to Napela	E-96
LCA No. 10463 to Napela, Transcription.....	E-96
LCA No. 10463 to Napela, Award	E-97
R. P. No. 1990, LCA No. 10605 to Napela.....	E-98
Appendix F Land Commission Awards and Royal/Land Patents—Kālia Waikīkī	F-1
LCA No. 97 F.L. to Kapapa.....	F-2
LCA No. 97 F.L. to Kapapa, Transcription	F-2
LCA No. 97 F. L. to Kapapa— Patent without Award.....	F-3
R. P. No. 3782, LCA No. 97 F. L. to Kapapa	F-4
LCA No. 100 F. L. to Kekaula.....	F-6
LCA No. 100 F. L. to Kekaula, Transcription	F-6
LCA No. 100 F.L. to Kekaula, Award.....	F-7
R.P. No. 7553, LCA No. 100 F.L. to Kekaula	F-9

LCA No. 101 F.L. to Kaluaoku	F-11
LCA No. 101 F.L. to Kaluaoku, Transcription	F-11
LCA No. 101 F.L. to Kaluaoku [No Award]	F-12
R. P. No. 3781, LCA 101 F.L. to Kaluaoku.....	F-13
LCA No. 10605 (Oahu) to Iona Piikoi.....	F-15
LCA No. 10605 (Oahu) to Iona Piikoi, Transcription	F-15
LCA No. 10605, ‘Āpana 7, to Iona Piikoi, Award	F-19
R. P. No. 5716, LCA No. 10605, including‘Āpana 3 to I. Piikoi	F-27
R. P. No. 2672, LCA No. 10605, ‘Āpana 7 to I. Piikoi	F-29

Appendix A Introduction to Land Documents

1.1 Legal Land Terms Found in Hawaiian Land Documents and Maps

Appendices B-D present Land Documents for Land Commission Awards (LCA) adjacent to the project area. For each LCA, there are at least three documents. The first is an English translation and transcription, from the Waihona ‘Aina database (www.waihona.com), of the LCA Claim in the Native Register (N.R.), the Foreign Register (F.R.), and supporting documents for the claims: the Native Testimony (N.T.) and Foreign Testimony (F.T.). This is followed by the original Award, in Hawaiian, printed from microfilm archived at the Bureau of Conveyances Research Room in Honolulu. The third document is the Royal Patent for the LCA for the specific ‘āpana (lot) adjacent to the project area. There may be more than one Royal Patent issued for each ‘āpana.

The different sources for land documents, and the designations for these terms used in documents and on maps, are discussed in the following section. Information on the Māhele and subsequent land transfers in this section is summarized from two reports by Jon J. Chinen, “The Great Mahele” and “Original Land Titles in Hawai‘i” (Chinen 1958, 1961). In the Māhele Land Documents presented in Appendices A-D, there are references to several terms or abbreviations, including:

- Board of Commissioners to Quiet Land Titles (BC)
- Konohiki Awards
- King’s Land
- Land Commission Awards (LCA, or LCAw)
- Royal Patents (R. P.)
- Government Lands
- Fort Lands (F. L.).
- Kamehameha Awards
- Crown Lands
- Kuleana Awards
- Māhele Awards (M. A.)
- Royal Patent Grants [Konohiki] (R. P.)
- Land Patents in Confirmation of Land Commission Awards (L. P.)

Other types of land documents and maps, not associated with the Māhele, include:

- Royal Patent Grants (R. P.)
- Land Patent Grants (Gr.)
- Tax Map Key sheets (TMK)
- Land Court Applications (LCAp)
- Certificates of Title (CT)

1.2 The Māhele, Land Commission Awards (LCA) and Royal Patents (R. P.)

On December 10, 1845, the **Board of Commissioners to Quiet Land Titles (BC)**, also called the **Land Commission**, was established “for the investigation and final ascertainment or rejection of all claims of private individuals, whether natives or foreigners, to any landed

property” (Chinen 1958:8). This led to the Māhele, which introduced the concept of private property into the Hawaiian society.

The first *māhele*, or division, of lands between the monarch, Kamehameha III, and the *ali‘i* (chiefs) and their land agents (*konohiki*) took place in January 27, 1848; the last was in March 7, 1848. The king and over 240 *ali‘i* and *konohiki* took part in this division; the list of *ahupua‘a* (large land divisions) and *‘ili* (smaller land divisions) awarded to the king or each claimant was listed in a large book, now called the ***Buke Māhele*** (Māhele Book) (see Barrère 1994 for a detailed study of these awards). These awards became known as **Konohiki Awards**. The king was considered one of the *konohiki*, but his lands, considered to be his private property, were sometimes referred to as the **King’s Land**.

For Konohiki lands, a claim first had to be approved by the Land Commissioners. Upon confirmation of the claim, a certificate was awarded to the claimant. This certificate was called a **Land Commission Award (LCA)**, which confirmed the claim of an individual for a parcel. The awardee could then obtain from the Minister of the Interior a **Royal Patent (R.P.)**, which indicated that the government’s interest in the land had been settled by the payment of a commutation fee. Commutation means “an exchange, or replacement.” The commutation fee to conclude the government’s interest in the land was usually set at a maximum of one-third of the value of the unimproved land. The fee could be settled by the exchange of cash, but was usually settled by the return of one-third of the lands (or cumulative value of the lands) originally awarded to the claimant. For example, if the claimant was awarded three lands, he could “return” one of the lands to pay the commutation fee, and he would “retain” the remaining two lands.

On March 8, 1848, Kamehameha III enacted two instruments, listed in the Māhele Book, dividing his lands into the King’s Land, the king’s private lands, and **Government Lands**, which were set aside to generate revenue for the government. Some Government Lands were designated as **Fort Lands (F.L.)**, or lands to be used to house and grow food for soldiers of the monarchy. However, this plan proved impractical, and the Fort Lands were later offered as separate awards to claimants. At first, portions of the King’s Lands had also been leased or sold by the King; these deeds were known as **Kamehameha Awards**. However, on January 1, 1865, a statute was passed to make the King’s Lands inalienable, meaning they could not be sold and there were restrictions on their lease. At this time, the lands reserved for the monarchy changed to the name of the **Crown Lands**.

On October 19, 1849, the Hawaiian Privy Council adopted resolutions to protect the rights of native tenants, the *maka‘āinana*, or the “common” people. Native tenants could be awarded lands that they occupied or that they cultivated as **Kuleana Awards**. No commutation fee was necessary to apply for a Royal Patent for a *kuleana* award, as the commutation fee had presumably already been paid by the *ali‘i / konohiki* who had been awarded the entire *ahupua‘a*, or *‘ili*, in which the native tenant claimed his own small parcels. An exception was made in the claims for house lots in the urban centers of Honolulu, Hilo, and Lahaina; both *konohiki* and *maka‘āinana* had to pay a commutation fee worth one-fourth of their value for these properties.

The Land Commission was abolished in March 31, 1855, but it was discovered that many of the *konohiki* listed in the 1848 Māhele Book had still not presented their claims. Claims presented at this time were called **Māhele Awards (M.A.)**, and the commutation fee required for the Royal Patent for these lands was the same as for Land Commission Awards.

A second act was passed on August 28, 1860 to address the problem of *konohiki* listed in the 1848 Māhele Book who had still failed to apply for their claims. In these cases, a **Royal Patent Grant (R.P.)** number was issued to the *konohiki* claimant, without an accompanying Land Commission Award number. In 1892, a study indicated that many *konohiki*, listed in the Māhele Book, had yet to apply for royal patents. An act passed on December 16, 1892 allowed the issuance of Royal Patent Grants to those remaining *konohiki*. Soon after this law passed, the Hawaiian government was overthrown on January 17, 1893. It was annexed as a territory by the United States on June 14, 1900. Both governments still allowed *konohiki* to apply for Royal Patent Grants. During the Republic years they were called “Royal Patent Grants,” and during the first Territorial years, they were called “**Land Patents in Confirmation of Land Commission Awards.**” There were no laws to enforce the payment of the commutation fee until a statute was passed by the Territorial Government in 1909, and many final claims for Patents by the *konohiki* were made at this date.

1.3 Government Land Sales

In 1851, Government Lands became available for purchase in lots of one to fifty acres in fee simple for a minimum of fifty cents per acre. Fee simple is a legal term for the complete ownership of a property, limited only by specific government restrictions, such as taxation and eminent domain. Once payment and the survey costs were paid, a land certificate called a **Royal Patent**, or a **Royal Patent Grant** was issued to the owner. This designation presents some confusion in the research on land titles, as the term Royal Patents is also used for the Royal Patents for Land Commission Awards, and the term Royal Patent Grant is also used for the *konohiki* claims awarded in August 28, 1860. To compound the problem, the abbreviation R. P. is used for all three types of documents.

The Royal Patents for Land Commission Awards present information on the boundaries, including topographic points, the metes and bounds (boundary shape and measurements) of a property and other relevant information, and are directly associated with a Land Commission Award.

The Royal Patent Grants are not associated with any Konohiki or Kuleana Awards, but were issued only for Government Lands sold to individuals or companies. The form of the Royal Patent Grant was established in April 27, 1846, and contained a set language with spaces for a minimum amount of information: claimant, price, location, island, acreage, date, and witness, as shown in the Royal Patent Grant form below.

“Kamehameha, _____, by the grace of God, King of the Hawaiian Islands, by this his royal patent, makes known unto all men that he has for himself and his successors in office, this day granted and given, absolutely, in fee simple unto _____, his faithful and loyally disposed subject, for the consideration of _____ dollars, paid into the royal exchequer, all that certain piece of land, situated at _____, in the island of _____,

and described (by actual survey or by natural boundaries as the case may be) as follows:

Containing _____ acres, more or less; excepting and reserving to the Hawaiian Government, all mineral or metallic mines, of every description.

To have and to hold the above granted land in fee simple, unto the said _____, his heirs and assigns forever, subject to the taxes to be from time to time imposed by the legislative council equally, upon all landed property held in fee simple.

In witness whereof I have hereunto set my hand, and caused the great seal of the Hawaiian Islands to be affixed, at Honolulu, this _____ day of _____, 18_____.

(L.S.) _____
Attest, _____
Premier”

Royal Patent Grant form, illustrated in Chinen 1961:32-33

An example of a Royal Patent Grant, for the sale of a lot in Honolulu near the Downtown Transit Station, is the Royal Patent Grant (No. 1753) for a 0.4 acre lot to William Miller in May of 1855 (shown below). The descriptions of the properties have less detail than the Royal Patents for Land Commission Awards, due to the set language.

The monarchy was overthrown in 1893 and the Crown Lands were added to the Government Lands as public domain lands for sale by fee simple. Certificates issued for the sale of these lands were called **Patents**. Often the old Royal Patent Grant forms were used, and the word Royal was simply crossed out. When Hawai‘i became a U.S. territory in 1900, the certificates were called **Land Patents, or Land Patent Grants**. Again, these had standard forms with spaces for writing in a minimum of information on the land.

1.4 Sources for Determining the Location of Land Commission Awards

The locations of Land Commission Awards can sometimes be determined from the descriptions or from the maps in the Land Commission Awards or Royal Patents, especially by any mention of topographic features such as streams, shores, or ridges, or by relation to roads, churches, and neighbors’ parcels. Land Commission Awards can be found on larger-scale maps of *ahupua‘a* or districts produced by the Hawaiian Government Survey and the subsequent Territorial Government Survey, and also on survey maps for private land owners, such as for the Bishop Estate.

Royal Patent No. 1753, Miller, William, Honolulu Ahupua‘a, District of Kona, Oahu

Kamehameha III., By the grace of God, King of the Hawaiian Islands, by this His Royal Patent, makes known unto all men, that he has for himself and his successors in office, this day granted and given, absolutely, in Fee Simple, unto William Miller his faithful and loyally disposed subject for the consideration of One thousand dollars paid into the Royal Exchequer, all that piece of Land situated at Honolulu in the Island of Oahu, and described as follows:

No. 1.

Commencing at the corner of Queen and Kaahumanu Streets [?] boundary runs along the South side of Kaahumanu Street
 North 65° 5' East 146 feet thence along Hay's property
 South 36° 45' East 65 2/3 feet thence along Hudson's Bay Company's lot
 South 54° West 160 3/4 feet thence along Queen street
 North 50° West 27 1/2 feet and
 North 16° 10' West 72 feet to commencement
 Area 0.275 Acre

No 2

Commencing at a point on the West side of Queen street
 South 71° 10' West 39 1/3 feet from the makai North corner of Stone building on Lot No. 1 the boundary runs along Queen Street
 North 14° West 65 1/6 feet thence
 South 78° 45' West 49 3/4 feet to corner edge 17 feet from the mauka end of the market stone wharf, thence
 South 12° 10' East 19 1/2 feet to side of Charlton Wharf thence along side of said wharf
 South 81° West 106 1/2 feet
 South 4° 30' East 25 1/2 feet
 South 86° 15' East 33 1/2 feet
 North 79° 50' East 76 1/2 feet thence
 South 12° 10' East 16 1/2 feet thence along James Robinson & Co.'s property
 North 78° 45' East 51 1/2 feet to commencement.
 Area 0.1485 Acre

Containing 0.4435 Acres, more or less; excepting and reserving to the Hawaiian Government, all mineral or metallic Mines of every description.

To have and to hold the above granted Land in Fee Simple, unto the said William Miller, his Heirs and Assigns forever, subject to the taxes to be from time to time imposed by the Legislative Council equally, upon all landed Property held in Fee Simple.

In Witness Whereof, I have hereunto set my Hand, and caused the Great Seal of the Hawaiian Islands to be affixed, at Honolulu, this 14 day of May 1855.

Victoria K. Kaahumanu
 Keoni Ana, p.p. L. Kamehameha

Royal Patent Grant No. 1753 to William Miller

The location of **Land Commission Awards**, abbreviated as **LCAw#** are sometimes depicted and labeled on Hawai‘i State **Tax Map Key (TMK)** sheets, which record the owner (the one responsible for the property tax) of each separate parcel in Hawai‘i. Land Patent Grant parcels are also sometimes shown, identified by the abbreviation **Gr.#**. However, as urban development increased in an area, some outlines for LCA lots were omitted on later TMK series sheets. Instead of an outlined parcel with an LCAw number, there is sometimes a reference to a different type of map, usually a **Land Court Application** map, identified with a **LCAp #**. These land court application properties are not associated with the Māhele; they record land transactions of properties between individuals or companies, beginning in 1903, when the Land Court was established.

The Land Court is one of two systems used by the State of Hawaii to record land registrations. When a land parcel is bought or changes hands, a Land Court Application is made. The Land Court then searches for prior claims or encumbrances. When the registration is accepted and completed, the Land Court issues a **Certificate of Title** for the property. These Land Court Application maps are important sources for determining the locations of Land Commission Awards. The first time a property changes hands, any Land Commission Awards that overlap or encompass the parcel are listed and drawn on an accompanying map. When a Land Court Application map illustrates the location of several Land Commission Awards, the outlines of these LCA lots are dropped from the tax map sheets, and the number of the Land Court Application map is written diagonally across that section of the tax map. It is important, therefore, not to confuse an **LCAw** number with an **LCAp** number, as they refer to two separate types of properties and two separate types of documents. All Land Court Application maps are available from the Hawai‘i Department of Accounting and General Services (DAGS), Land Survey Division office in Honolulu.

1.5 Introduction to Appendices B to F: Land Commission Awards in the Vicinity of City Center Section 4 Project Area

This following appendices present transcriptions and/or photocopies of original award information for Land Claim Awards identified in the immediately vicinity of the City Center Section 4 corridor. These transcriptions contain information obtained from the following sources: Land Commission Awards (LCAs), Foreign Testimony, Native Testimony, and a review of historical documents and maps. Data for Land Claim Awards are presented by land division from west to east (and numerically within each land division) for Kalihi (Appendix B), the Kapālama and Iwilei area (Appendix C), Downtown Honolulu (Appendix D), the Kaka‘ako Area (Appendix E) and Kālia Waikīkī (Appendix F). This information appeared earlier in Appendices B through E of the Archaeological Inventory Survey Plan prepared for this project (Hammatt et al. 2011).

1.6 References Cited

Barrère, Dorothy B.

- 1994 The King’s Mahele: The Awardees and Their Lands. Compiled by Dorothy B. Barrère. Manuscript, copy at the Hawai‘i State Historic Preservation Division library, Kapolei, Hawai‘i.

Chinen, Jon J.

- 1958 The Great Māhele, Hawaii’s Land Division of 1848. University of Hawai‘i Press, Honolulu, Hawai‘i.
- 1971 Original Land Titles in Hawai‘i, University of Hawai‘i Press, Honolulu, Hawai‘i.

City and County of Honolulu Real Property Tax Office

Tax Map Key Sheets. City and County of Honolulu Real Property Tax Office, Downtown Office, 842 Bethel Street, Honolulu, Hawai‘i.

Foreign Register

- 1846-48 Foreign Register of Kuleana Claims to Quiet Land Titles in the Hawaii Islands. Hawai‘i State Archives, Kekāuluohi Building, 364 South King Street, Honolulu, Hawai‘i.

Foreign Testimony

- 1846-53 Foreign Testimony of Kuleana Claims to Quiet Land Titles in the Hawaii Islands. Hawai‘i State Archives, Kekāuluohi Building, 364 South King Street, Honolulu, Hawai‘i.

Hammatt, Hallett H., Constance O’Hare, Jon Tulchin, David W. Shideler, Kelly Burke, Ena Sroat, and Matt McDermott

- 2011 Final Archaeological Inventory Survey Plan for the City Center (Construction Phase 4) of the Honolulu High-Capacity Transit Corridor Project, Kalihi, Kapālama, and Honolulu Ahupua‘a, Honolulu District, Island of O‘ahu TMK: [1] 1-2, 1-5, 1-7, 2-1, 2-3 (Various Plats and Parcels), Volume I and Volume II: Appendices A-E, Land Documents

Hawai‘i (Kingdom)

- 1849 An Act Confirming Certain Resolutions of the King and Privy Council, Passed on the 21 Day of December, A.D. 1849, Granting to the Common People Allodial Titles for Their Own Lands and House Lots, and Certain Other Privileges. Revised Laws of Hawai‘i, Vol. 2, Appendix, Page 2141-2142. Hawai‘i State Archives, Kekāuluohi Building, 364 South King Street, Honolulu, Hawai‘i.

Hawai‘i (Kingdom, Republic, Territory). Commission on Boundaries

- 1864-1935 Commission on Boundaries, 1864-1935. Hawai‘i State Archives, Kekāuluohi Building, 364 South King Street, Honolulu, Hawai‘i.

Hawai‘i (State). Bureau of Conveyances

Land Court Records, including Land Court Applications and Certificates of Title. Kālanimōkū Building, 1151 Punchbowl Street, Honolulu, Hawai‘i.

Hawai‘i (Territory). Commissioner of Public Lands

- 1929 Indices of Awards made by the Board of Commissions to Quiet Land Titles in the Hawaiian Islands. Hawai‘i State Archives, Kekāuluohi Building, 364 South King Street, Honolulu, Hawai‘i.

Hawai‘i (Territory). Commissioner of Public Lands

- 1916 Index of All Grants and Patents Land Sales in Six Parts and Two Supplements. Part I. Geographical Index. Part III. Issued to the Board of Education. Part V. Conveyances by Kamehamehas III, IV, and V. Territory of Hawaii, Commissioner of Public Lands. Hawai‘i State Archives, Kekāuluohi Building, 364 South King Street, Honolulu, Hawai‘i.

Māhele Book

- 1848 *Buke Kakau Paa no ka Māhele aina i hooholoia iwaena o Kamehameha 3 a me Na Lii a me Na Konohii ana. Hale Alii Honolulu. Januari 1848. [He kope 1868.]* Hawai‘i State Archives, Kekāuluohi Building, 364 South King Street, Honolulu, Hawai‘i.

Native Register

- 1846-48 Native Register of Kuleana Claims to Quiet Land Titles in the Hawaii Islands. Hawai‘i State Archives, Kekāuluohi Building, 364 South King Street, Honolulu, Hawai‘i.

Native Testimony

- 1846-52 Native Testimony of Kuleana Claims to Quiet Land Titles in the Hawaii Islands. Hawai‘i State Archives, Kekāuluohi Building, 364 South King Street, Honolulu, Hawai‘i.

Waihona ‘Aina

- 2013 Waihona ‘Āina Database. Electronic database at <http://www.waihona.com>. Accessed Feb. 8, 2013.